



September 2006

COUNCIL MOVES TO REGULATE CONDOMINIUM CONVERSIONS

Faced with a landslide of condominium conversions in recent years, the City Council recently passed regulations that increase protections for renters and homebuyers. The first set of regulations provides a basic level of consumer protection that has been missing:

- Condo converters will be required to replace integral building components—such as the roof or heater—that have a useful life of five years or less.
- Converters will also be required to provide a building conditions report, prepared by a licensed professional such as a civil engineer or architect, which discloses the condition of such major building components as the electrical system and foundation. This should help to avoid the costly repairs and resulting litigation that have affected some new homeowners.



The second set of regulations strengthens protections for and assistance to renters displaced by condo conversions:

- All tenants will be eligible for relocation assistance, which had previously been restricted to low-income renters. This change will also reduce permit processing time, as staff will no longer need to do time-consuming income surveys.
- Tenant noticing requirements have been simplified, standardized, and will increase tenants' access to information about the condo conversion process.
- Projects with 10 or more units must make 10% of the units affordable to families earning the area's median income; projects with fewer than 10 units will pay in-lieu fees to the Affordable Housing Fund.

In addition, developers will need to provide one to 1.5 parking spaces per unit, depending on the number of bedrooms. In conformance with existing planning regulations, front-yard parking spaces will not be included in the total. (Projects that were already in the pipeline when the new rules were passed in June are grandfathered under the old parking standards.)

I believe all of these changes are reasonable and will bring minimal standards to a process that is quickly changing the landscape of our neighborhoods.

I confess to having mixed feelings about condo conversions. District 3 has seen the lion's share of conversions, displacing thousands of renters. But many of those renters were able to become first-time homeowners because of condo conversions, which tend to be more affordable than new condominiums.

In a district like ours, which has the lowest home ownership rate in the city, condo conversions provide a way for first-time buyers to step onto the home ownership ladder and build security for themselves and their families. But renters are uprooted, sometimes several times, and often they are the most vulnerable of all our neighbors – the elderly, disabled, and those who are already struggling economically.

Most important, we are not replacing the apartment stock that we are losing, and that will affect housing affordability in our city. We need a comprehensive look at how we address affordable housing. Unless we meet the needs of both renters and homebuyers at all points along the income spectrum, we cannot build strong neighborhoods and improve the quality of life in our communities.

For more information about the city's new condo conversion regulations, visit www.sandiego.gov/development-services and click on "Condominium Conversion."

BREATHING EASY AT BEACHES AND PARKS

Visitors to San Diego parks and beaches began breathing more easily on August 10 when the Smoke Free Beaches and Parks Ordinance took effect. The ordinance, which prohibits smoking at all beaches and parks in San Diego, was adopted by a unanimous vote of the City Council on June 19, 2006. The ordinance allows for specific areas to be designated with exceptions to the ban and I am working with the community to identify areas in District 3 parks that may make sense to exclude. In Balboa Park, I worked with the Balboa Park Committee and the Balboa Park Cultural Partnership to come forward with their recommendations for smoking areas in the park. The Mayor will identify designated smoking areas throughout the park system in the next few months.

Smoking in public places contributes to second-hand smoke



health risks, fire hazard and environmental pollution. It also has direct costs to the City's General Fund since City staff spend countless hours picking up cigarette litter, as is required in order to prevent contaminated runoff to the ocean. Numerous other municipalities in San Diego County and across the state have enacted a similar ordinance to ban smoking in parks and beaches and report that the bans have been successful.

It is anticipated that the ordinance will largely be self-enforcing, although a violation can be charged as a misdemeanor (punishable by up to \$1,000 fine or up to six months in jail) or an infraction (punishable by a fine up to \$250 for the first offense and \$500 for the second offense within a year). It is anticipated that warnings will be sufficient and that few actual citations will be issued.

TALMADGE BLOCK PARTY

It was great to see all of you at the Talmadge Block Party on July 22, 2006! The Talmadge Block Party is always one of my favorite community gatherings to attend. It was really great to see everyone in the community working together to create a celebration in which neighbors can enjoy each other's company, entertainment, and their neighborhood. Community groups such as the Friends of the Kensington-Normal Heights Library, the Talmadge Maintenance Assessment District (T-MAD), the



Talmadge Fire Safety Council (TFSC), and the local chapter of the Community Emergency Response Team (CERT) were all present to get more neighbors involved. I'd also like to give a big thank you to local realtors for providing entertainment and food for everyone to enjoy. And lastly, I would like to again congratulate Kathy Finn, of the Talmadge Fire Safety Council, for earning this year's Neighbor of the Year Award in Talmadge!

WE LOVE A CLEAN NORTH PARK

I was happy to assist North Park Main Street and the North Park Community Association in organizing a clean-up in North Park, which took place on Saturday July 8th. The clean-up began at the corner of 32nd Street and University Avenue. Volunteers assembled into three teams and for nearly three hours picked up litter along University Avenue, Lincoln Avenue, and North Park Way. In addition, two large dumpsters were accessible for



people to drop off large items to be hauled away to the dump. I would like to give special thanks to all of the volunteers who came out to participate in the event. In addition to a number of community members—there were also volunteers from Urban Corps of San Diego and Pathfinders who volunteered their time to take part in the clean-up.

Again, thank you to everyone who participated in making North Park a cleaner place to live!

RED LIGHT PHOTO ENFORCEMENT CHANGES

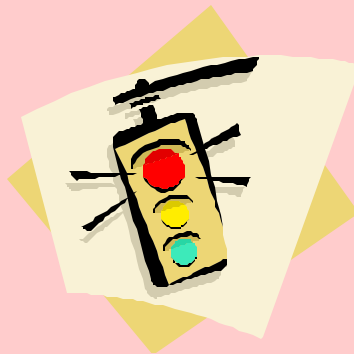
Last month, I, along with five other Councilmembers, voted to reduce the grace period from half a second to one tenth of a second for red-light cameras at San Diego intersections.

According to City staff, other jurisdictions in San Diego County that have red-light camera programs, but don't have a grace period, have been more effective at reducing violations and accidents. A recent report showed that a 17 percent reduction in accidents has been measured at the eight city intersections now monitored by cameras, compared to 22 percent to 70 percent for other municipalities.

The city's red-light camera program was first initiated in 1998, but halted in 2001 after lawsuits were brought over the way the program was run. The city restarted the program in 2003.

Eliminating the grace period will generate the city \$191,000 annually in added revenue, city staff told the council. The program is slated to generate \$1.52 million in total revenues in fiscal year 2007.

Although the change will generate revenue for the City, I truly believe that reducing the grace period is more about improving public safety.



The council also voted to require city staff to seek its approval in advance of the installation of any new red-light cameras.

The following is a list of existing Red Light Photo Safety (RLPS) camera locations:

- 10th Ave. at A St.
- Black Mountain Rd. at Mira Mesa Blvd.
- La Jolla Village Dr. at Towne Center Dr.
- 54th St. at Montezuma Ave.
- 60th St. at Imperial Ave.
- 32nd St. at Harbor Dr.
- Mission Bay Dr. at Garnet Ave.
- Grape St. at North Harbor Dr.

The following is a proposed RLPS camera location:

- Aero Dr. at Murphy Canyon Rd.

KEEP INFORMED VIA E-WATCH

Neighborhood eWatch is a free electronic subscription service provided to you by the City of San Diego and the San Diego Police Department. eWatch provides information about crime incidents in the City of San Diego via the Internet and is updated every 24 hours. The subscription service process runs on a daily basis; however, you will only receive E-mails when an incident occurs that fits the parameters of your subscription.

I encourage you to take advantage of this free subscription service. It will serve as a "cyber" neighborhood watch, providing you with information to help reduce crime in their neighborhoods and to increase interaction between neighbors and the Police Department.

For additional information, or to subscribe, please visit: <http://apps.sandiego.gov/ewatch/index.jsp>.

SAFER ROUTES TO CENTRAL ELEMENTARY SCHOOL

I am honored to announce that Central Elementary School in City Heights has been selected for funding under the 6th Cycle of the Safe Routes to School (SR2S) Program. The City received \$391,500 in federal grant funds for infrastructure improvements that will enhance the safety of pedestrians around the school.

There were 370 applications submitted by local agencies from around the state. 115 projects totaling \$32.2 million in reimbursable funds were approved for funding.

Central Elementary School is located in City Heights and serves approximately 900 students in grades kindergarten through fourth within 1/2 mile radius from the school.

EL CAJON BOULEVARD MEDIAN DEDICATED

On July 13th, I was joined the El Cajon Boulevard Business Improvement Association at the Lafayette Hotel to dedicate the center medians on El Cajon Boulevard between Texas Street and 30th Street. After over a year in construction, the project completes three miles of landscaped medians along El Cajon Boulevard from Park Boulevard to Fairmount Avenue on a streetscape project that began 18 years ago. In addition to the landscaped medians, new pedestrian ramps, two upgraded traffic signals and repairs to the street light electrical system were also part of the project. Jackie O'Connor, Board President and members of the El Cajon Boulevard BIA, representatives from North Park community organizations joined me for a ribbon-cutting at the intersection of El Cajon Boulevard and Texas Street.



Councilmember Atkins, City staff, Redevelopment Agency staff and community leaders commemorate the completion of the El Cajon Boulevard medians.

ANOTHER UNDERGROUNDING PROJECT COMPLETED

A project to underground overhead wires on Orange Avenue between 33rd to 40th Street was recently completed in City Heights. Over 6,650 feet of SDG&E, Cox Communications and AT&T cables were put underground as part of an SDG&E 20A undergrounding project. The \$2 million project also included the installation of 14 street trees and 17 street lights and repairs to street and pavement. As you can see from the before and after photos, the area is more visually attractive without the utility poles and overhead wires.



BEFORE



AFTER

COUNCIL DISTRICT THREE SIDEWALK STUDY MOVES FORWARD

For the past two years, the City's Engineering and Capital Projects Department has been analyzing a set of streets within Normal Heights, North Park and Golden Hill to identify, prioritize, evaluate and estimate the cost of street improvements in areas of significant drainage, curb and street deficiencies. The study then prioritizes these areas for future capital projects. Next, the study will provide a broader view of streets and look at recommendations to improve drainage, and improve pedestrian walking conditions in some of our older, historic neighborhoods. I would like to thank the community volunteers that have attended meetings throughout the entire process. The study has been approved by the Normal Heights and Greater North Park community planning groups with Greater Golden Hill community groups approval pending.

GOODWILL INDUSTRIES AND DELL LAUNCH INNOVATIVE COMPUTER RECYCLING PROGRAM

Goodwill Industries of San Diego County and Dell have teamed up to form Reconnect San Diego, a free drop-off program for the recycling of unwanted computers.

The pilot program will help protect the environment through the responsible recycling of computer equipment and provide area residents a convenient opportunity to support a local non-profit organization.

Reconnect San Diego takes advantage of the existing donation and retail infrastructure of Goodwill and the recycling experience and resources of Dell to offer a proactive, community-based solution to environmentally responsible electronics disposal.

The goal of the pilot program is to divert at least two million pounds of used computers and computer equipment from landfills over one year and to provide consumer education on the importance of proper computer disposal — while creating job opportunities for individuals with disabilities and other employment barriers.

Please call toll-free: 1-888-4-GOODWILL or 1-866-48 REUSE (73873) for additional information.

You may also visit: www.reconnectpartnership.com or www.sdgoodwill.org, to locate the most convenient drop-off location at any of the 24 local Goodwill donation centers and retail stores.

Goodwill will sort the donated computer equipment, which will be responsibly recycled through the Dell Asset Recovery Services value recovery program. Dell's authorized product recovery partner will remarket the recycled materials, such as plastics, glass and metals, and all sales proceeds will go to Goodwill to support the non-profit's job training and employment services programs.

Residents are responsible for removing data from hard drives and other storage media before donating to Goodwill and state law requires that all donors sign a statement about the use of the computer equipment being donated. Goodwill staff will provide donors with a tax receipt at the time of donation.

Reconnect San Diego is the latest in a series of Dell environmental initiatives to raise awareness of the importance of responsibly recycling computers and increase recycling participation rates. Dell has partnered with governments, non-profits and other businesses to identify new ways to increase electronics recycling volumes.

NEW OPEN AIR MARKET IN SOUTHPARK/GOLDEN HILL

I think I can speak for all of South Park and Golden Hill when I say that the community is very excited to begin its own Open Air Market! On Saturday, August 5, 2006, the South Park/Golden Hill held its first ever, open air market on the campus of Albert Einstein Elementary school's lower playground. The market will be open from 8:30am until 12:30pm, so get there early and ready to shop! There will be farmers selling fruit, vegetables, and flowers, as well as artisans, musicians, crafts people, and others there to share their creations. The market will also feature two community booths, one for the Greater Golden Hill Community Development Corporation and one for the South Park Business Group. If anyone is interested in having a booth at the market, visit www.SouthParkMarket.com.

ALICE BIRNEY ELEMENTARY SCHOOL'S 75th ANNIVERSARY

On July 5, 2006 I attended Alice Birney Elementary School's 75th Birthday Celebration. We all enjoyed a wonderful barbecue lunch with the children and birthday cake! There was also an Open House that showcased the children's work. I would have to say my favorite part of the entire event, besides getting to talk with all the wonderful teachers, students, alumni, and neighbors, was the amazing display in the new library. Principal Hammond found old PTA records from the school's enrollment since its inception! It was truly a pleasure to be able to look through the enrollment

books from the 1930's! All year Birney will be celebrating its birthday and trying to raise funds for their joint-use field. If you feel so inclined, feel free to contact Birney Elementary and find out how you can donate too!



(Left) Councilmember Atkins, Principal Hammond-Williams and an alumna enjoying the reception in the school library

POLICE AND COMMUNITY PRAISED FOR QUICK ARREST OF PRIDE ATTACK SUSPECTS

On Saturday, July 29, at around 10:45 pm — following the Lesbian, Gay, Bisexual, Transgender (LGBT) Pride Festival in Balboa Park — six gay men were brutally attacked. Two young adult men and one juvenile male, all of whom apparently are members of a group called “Lowlifes,” have been arrested and charged with attempted murder with a hate crime enhancement and assault with a deadly weapon. Those arrested include another adult who was charged as an accessory. They will now be vigorously prosecuted by the District Attorney.

These crimes were shocking and particularly despicable. It is believed that the suspects went to Balboa Park with the express purpose of hunting down and attacking people leaving the Pride Festival. All of the victims required medical treatment and one remains hospitalized with serious head trauma from being beaten, possibly with a baseball bat.

We all owe a huge debt of gratitude to the tireless police work that led to these arrests in such a short period of time, as well as to the community members who provided the police with information that ultimately was critical to identifying and finding the suspects. Some officers assigned to the case worked as long as 40 hours straight through without a break.

The entire community joined in rejecting hate and supporting the victims. On the evening of Friday, August 4, over 1000 people came together at the LGBT Center in Hillcrest for a rally against hate. Speakers included Councilmember Atkins, Mayor Sanders, Police Chief Lansdowne, State Senator Christine Kehoe and many other elected officials and community leaders. San Diego Human Relations Commission Chair Nicole

Murray Ramirez announced that \$35,000 had been raised to establish a reward fund for hate crimes against any community.

Following the rally, participants held a candlelight march down University Avenue to the sidewalk in front of Obelisk Bookstore, where there is a plaque commemorating the hate-motivated murder of John Wear in 1991. Councilmember Atkins addressed the crowd that spilled out into the roadway, which was closed by the police during the march.

Shortly before Pride weekend, a number of assaults and robberies occurred in the Hillcrest area and many expressed concern that they were hate crimes. However, the police have been given no information that leads to that conclusion. As we can tell from the swift response to the Pride attacks, when the police have information upon which they can act, they do so immediately. If you have information about any of these crimes, please be sure to report it at 619.531.2000, the police non-emergency line.

Sadly, almost every fight for equal rights in our nation has been punctuated by violence and it is clear that we have not entirely put this shameful history behind us. Nevertheless, it is important to place these appalling events in the proper context. By far, the large majority of San Diegans reject this kind of brutality and prejudice – whether it is based on sexual orientation, race, religion, ethnicity, gender or other personal characteristics. To the contrary, they value and respect every one of their neighbors. The hateful acts of the few cannot diminish this spirit.

INCREASED SAFETY FOR CITY HEIGHTS PARK-GOERS

Things just got a lot safer for visitors of the City Heights Community Park. Two surveillance cameras were recently installed at the community park, marking the first time San Diego police will use this technology to help reduce crime.

Price Charities, through the San Diego Police Foundation, provided \$50,000 to purchase and install two wireless devices and the related software. The cameras are now perched on two light poles in the park, between Wightman Avenue and Landis Street. They are controlled and monitored by police at the nearby Mid-City Division station.

According to Mid-City Captain Robert Kanaski, street robberies, assaults, graffiti and gang activity are a constant concern for people using the park. Radio calls and other

priorities do not allow officers to fully patrol the area. Although the cameras will never replace police officers, it provides them with another set of eyes – an invaluable tool for a department that has already maximized its resources.



The Police Department will evaluate effectiveness of the cameras to see if they could be used along El Cajon Boulevard, University Avenue, the Gaslamp and Pacific Beach. The cities of Vista, National City and Chula Vista either are installing or have installed cameras in areas where crime is a concern.

After surveillance cameras were installed by the Los Angeles Police Department at MacArthur Park, there was a reduction in homicides from 160 to 27 in the first year, according to a San Diego Police report. Violent crime was down by 63 percent.

DISTRICT THREE

How To Contact Us

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Email: ToniAtkins@sandiego.gov

MONTHLY DISTRICT THREE PLANNING COMMITTEE MEETINGS

Balboa Park Committee

Santa Fe Room of the Balboa Park Club (Off Presidents Way west of Park Blvd.)
Meets the first Thursday of the month, 6:30pm
Contact: Darlene Davies, Chair: ddavies@mail.sdsu.edu

City Heights Area Planning Committee

Metro Career Center, Community Room, 3910 University Avenue
Meets the first Monday of the month, 6:30pm
Contact: Michael Sprague, Chair, 619/255-7902.

Greater Golden Hill Planning Committee (GGHPC)

Balboa Golf Course Clubhouse, Golden Hill
Meets the second Wednesday of the month, 6:30pm
Contact: Patricia Shields, Chair, (619) 295-1374.

Greater North Park Community Planning Committee

North Park Christian Fellowship, Second Floor, 2901 North Park Way
Meets the third Tuesday of the month, 6:30pm.
Contact: Vicki Granowitz, Chair, (619) 584-1203, or vdgwrl@aol.com

Kensington/Talmadge Planning Group

Kensington Community Church, 4773 Marlborough Drive
Meets the second Wednesday of the month, 6:30pm.
Contact: Fred Lindahl, Chair, 619/287-3157.

Normal Heights Community Planning Group

4649 Hawley Boulevard
Meets the first Tuesday of the month, 6:00pm
Contact: Judy Elliot, Chair, 619/563-5473.

Uptown Planners

Joyce Beers Community Center, 1230 Cleveland Ave. in the Uptown District
Meets the first Tuesday of the month, 6:30pm
Contact: Leo Wilson, Chair, 619/574-0109.

MONTHLY BUSINESS ASSOCIATION MEETINGS

Adams Avenue Business Association

4649 Hawley Boulevard
Meets the first Tuesday of the month, 7:30am
Contact: 619/282-7329

City Heights Business Association

Board meetings: second Wednesday of every month at 8am
at the Metro Career Center Community Room,
3910 University Avenue.
Phone: 619/516-2282

El Cajon Blvd. Business Improvement Association

3727 El Cajon Boulevard
Meets the second Thursday of the month, 11:30am
Contact: 619/283-3608

Hillcrest Association

Joyce Beers Community Center, 1230 Cleveland Ave. in
the Uptown District
Meets the second Tuesday of the month, 5:00pm
Contact: 619/299-3330.

North Park Main Street

3076 University Avenue
Meets the second Wednesday of the month, 7:00am
Contact: 619/294-2501

MONTHLY REDEVELOPMENT MEETINGS

City Heights Project Area Committee

Metro Career Center, Community Room, 3910 University Ave.
Meets the second Monday of the month, 6pm
Contact: Karen Bucey, Chair, 619/957-5818.

North Park Project Area Committee

California Nat'l Bank, 3180 University Ave., 2nd Floor
Meets the second Tuesday of the month, 7:00pm
Contact: Roger Lewis, Chair, at 619/881-8977
or the city staff member at 619/533-5284.

DISTRICT THREE STAFF

Denise Price, Chief of Staff.

Dale Kelly Bankhead, Communications Director; LGBT community liaison; HIV/AIDS issues; special orders of business.

April Chesebro, Council Representative to Kensington, Talmadge, South Park, Golden Hill and University Heights; African-American community liaison; homeless and senior issues.

Daisy Gordon Crompton, Committee Consultant to the Committee on Budget and Finance; housing issues.

Stephen Hill, Policy Advisor/Council Representative to Metropolitan Transit System, SANDAG transportation, environment, libraries, arts and culture, land use citywide; MSCP, Transit Occupancy Tax, water issues, military/veterans issues; Council docket coordinator.

Pam Ison, Council Representative to City Heights; liaison to Asian/Pacific Islander community; City Heights redevelopment; SANDAG regional housing; school liaison and education issues; women's, youth, health and Americans With Disabilities Act (ADA) issues; Chargers/Qualcomm Stadium; Community Development Block Grants; newsletter; webpage.

Cheli Mohamed, Executive Assistant to Councilmember Atkins and Chief of Staff Denise Price.

Monica Pelaez, Council Representative to North Park and Normal Heights; liaison to the Latino community; Police Department liaison and public safety issues; Fire and Life Safety Services liaison.

Jeffery Tom, Council Representative to Balboa Park, Uptown and Hillcrest; infrastructure, citywide business issues, energy, telecommunications, BID Council.

District Three Community/ Neighborhood Meetings

City Heights

Azalea Park Neighborhood Association: Meets the second Tuesday of the month at 2596 Violet Street at 6:30pm. Contact: info@azaleapark.org.

Cherokee Point Neighborhood Association: Meets the fourth Wednesday at 6:30pm, Cherokee Point Elementary School, 3735 38th Street. Contact: 619/285-1611.

City Heights Community Development Corporation: Meets the second Thursday of each month at 6pm at 4283 El Cajon Boulevard. 619/584-1535.

Fairmount Park Neighborhood Association: Meets the third Thursday of the month at 3850 Westgate Place at 6:30pm. Contact: FairmountPark92105@yahoo.com.

Mid-City Rotary Club: Meets every Tuesday of each month at 5:30pm at the Pearson Ford Regional Transportation Center, 4001 El Cajon Blvd. For more information contact Everardo Aguilar at Everardo.Aguilar@sdcounty.ca.gov

South Castle Neighborhood Association: Meets the third Tuesday of each month at 6:00pm at the Buddhist Temple, 3322 Central Avenue. For more information, contact Laurie Carlock at (619) 284-3118.

Swan Canyon: Meets the third Wednesday of the month at 3120 Euclid Avenue at 6:30 p.m. Contact Becky at rebecca@bairfinancial.com.

Teralta West Neighborhood Alliance: Meets every first and third Thursday of the month at 4286 Marlborough Street at 6:30pm. Contact: 619/281-3551.

Golden Hill

Greater Golden Hill Community Development Corporation (GGHCDC): Meetings are held the third Thursday of each month at 6:30pm at the Balboa Park Golf Course Clubhouse. Contact: 619/696-9992.

Kensington

The Kensington/Talmadge Community Association: Meets every third Wednesday at the Kensington Community Church, 4773 Marlborough Drive, beginning at 7pm. (dinner for a reasonable price is served prior)

Normal Heights

Normal Heights Cultural Council: Meets the third Thursday of each month from 6:00pm-7:30pm at 4649 Hawley Boulevard.

North Park

Altadena Neighborhood Association: Board meetings are the first Wednesday of the month at Santos Coffee at Thorn and 32nd streets. Contact: 619/280-6662.

Burlingame Neighborhood Association: Meets the second Wednesday of the month at 7:00pm at different locations each month. Contact: dbyrne4bna@cox.net.

North Park Community Association: Meets the fourth Thursday of each month at North Park Recreation Center, 4044 Idaho Street. Contact: info@northparksd.org

South Park

The South Park Action Council: Meetings are held bi-weekly on Mondays at 6:00 p.m. and last one hour. For information, e-mail Co-Chairs: Samantha Keenan at samkeenan@cox.net or Connie McDonough at conniemcdonough@cox.net.

Talmadge

The Kensington/Talmadge Community Association (see Kensington)

The Talmadge Community Council (TCC): Meets every third Tuesday at 4725 Lucille Drive beginning at 6:30pm.

University Heights

The University Heights Community Development Corporation (CDC): Meets on the first Wednesday of the month at the CDC office located at 4452 Park Blvd, Suite 104, at 6:30pm.

The University Heights Crime Watch and Neighborhood Association: Meets on the first Thursday of the month at Alice Birney School Auditorium, 4345 Campus Avenue. Crime Watch at 6:30pm; UHNA at 7:00pm.

How To Contact Us

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